

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, December 20, 2012
4:30 p.m. – 7:00 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, Washington*

COMMISSIONERS PRESENT: Lauren McCroskey, Chair; Tom Hitzroth, Vice Chair; Rick Chouinard; Lorelea Hudson; Kji Kelly; Ella Moore, Sammamish Special Commissioner; Brian Rich; Thaisa Way (via Lync meeting from China); Lynette Weber

COMMISSIONERS ABSENT: None

STAFF PRESENT: Julie Koler; Todd Scott

GUESTS: Roi Chang, Poppi Handy, James Hiner, Flo Lentz, Marjorie Lund, Karen Meador, Holly Taylor

CALL TO ORDER: Chair McCroskey called the meeting to order at 4:35 pm.

PUBLIC COMMENT: Ella Moore asked that the agenda be corrected: an application for certificate of appropriateness reads Olson House and Barn but should read Reard House.

APPROVAL OF MINUTES: McCroskey asked for additions or amendments to the October minutes. Hearing none she called for a motion to approve the October 25, 2012 minutes as submitted. Hitzroth so moved and the motion passed unanimously.

HISTORIC PRESERVATION OFFICER'S REPORT: Koler said that Charlie Sundberg will be undergoing medical treatment for the return of thyroid cancer and will be out of the office for an extended stay early next year. She said that although she has no official word of new commissioner appointments, the Executive's staff has indicated that it is imminent. She said that Commissioner Way is in China and is trying to participate via videoconferencing, but technical difficulties are preventing a video connection, although we have audio reception.

CERTIFICATE OF APPROPRIATENESS

- **Reard House, Sammamish (COA #1225)** – install new doors
Commissioner Hudson described the proposed project and said the design review committee (DRC) determined that *Secretary of the Interior's Standards 6, 9 and 10* are applicable to the application. Kelly asked whether new double doors were needed or if it could be a single door. Scott replied that this was going to be a major connection between the house and the exterior courtyard and the applicant felt double doors were preferred for the potential volume of traffic. After some discussion of the proposed porch that was not part of the application, McCroskey indicated that while only the building footprint is

designated, any construction that engages the historic fabric of the building should be reviewed by staff or the commission. Kelly asked whether a different location on the same wall had been considered for the double doors, so that the existing windows could remain. Moore indicated that the only other location on the wall was taken up by the interior stairway.

The Commission concurred with the DRC that the applicable standards are met. For *Standard 6*, only one historic feature is being impacted, the original front door. It is being repaired, not replaced. Period hardware matching the remnants of existing hardware will be used. The side door may be old, but is likely not original based on its style. A new door with new hardware that was typical for a house of this period will be used. If a salvaged historic door can be found, it will be used instead.

For *Standard 9*, a new pair of doors will replace the double window. The original window frame will be removed and the opening will be enlarged for the new doors. While the window frame and trim is historic material, it is only a small portion of the same frame and trim that exists throughout the house; consequently this particular window does not characterize the property. The new doors will be of modern construction, with modern universally accessible hardware, but in a style that is compatible in size, proportion, and material to other doors in the house.

For *Standard 10*, the new side door can easily be removed and replaced in the future without any impact to the integrity of the property. The rear double door could also easily be removed; however, the enlarged opening created by the door would require some effort to restore. New framing and siding would have to be installed to return that opening to its original dimensions and configuration. This could be accomplished if adequate documentation is made of the current condition.

Rich moved to approve the Type II COA to install new doors on the Reard House as recommended by the DRC and to ratify the agreement between DRC and the applicant, with the conditions that photos of the completed project be submitted to commission staff and that door and hardware selection be reviewed by staff prior to installation. The motion passed unanimously.

- **Tollgate Farm, North Bend (COA #1226)** – install park improvements
Hudson described the proposed project, indicating that the DRC had determined that *Secretary of the Interior's Standards 8, 9 and 10* are applicable. McCroskey asked what type of archaeological site is located within the landmark boundary. Hudson said there are both historic and pre-historic archaeological findings here. She added that significant testing had been done to determine possible locations of artifacts. Rich indicated that a bridge located across the creek on the original master plan was not being constructed. Kelly asked if the applicant was planning to do restoration work on the house. Scott indicated that some work has already begun, including the installation of new electrical connections and the reconstruction of the porch, but that the long term goal is to restore the house. Way suggested that in any future work done on the property, the applicants might want to consider doing a topographical survey to determine transportation patterns on site.

The Commission concurred with the DRC that the applicable standards are met. For *Standard 8*, an archaeological survey has been completed, and a small section of the preferred trail location has been moved to avoid an area of artifacts, although this is outside the landmark boundaries. Archaeological monitoring will be done during construction activities and an archaeological resources monitoring plan will be developed.

For *Standard 9*, the proposed new work consists of surfaces on the ground, fencing and boardwalk. The ground surfaces consist of gravel, rock and bark, and are compatible with the surrounding environment, and in the case of the gravel, consistent with historic materials. The areas closest to the house and barn site cover an area similar in size to the original working farm yard and pathway to the front of the house. The fence uses components that are compatible with historic materials (wooden posts and steel wire), but the use of steel line posts indicate a modern construction technique. The location of the fencing has been modified from likely original locations in order to limit potential damage from flooding and to maximize new recreational activities outside of the landmark boundaries. The boardwalk has no historic antecedent, and is clearly a modern addition to allow public access to several areas of the site. However, its dimensions and materials are very low profile and its location away from the house will minimize its impact on the historic built environment.

For *Standard 10*, all of the proposed components, with the exception of the lot and trails can easily be removed without impact to the site's integrity, leaving only small post holes that can be easily filled with soil. The gravel and rock could also be removed with minimal damage to the existing surface, which could be repaired by re-sodding or re-seeding. The bark trails will simply decompose over time and be covered by vegetation.

Rich moved to approve the Type II COA to construct park improvements at the Tollgate Farm as recommended by the DRC and to ratify the agreement between DRC and the applicant, with the condition that photos of the completed project be submitted to commission staff. The motion passed unanimously.

- **Clise Mansion (COA #1227)** – install porch stairs and canopy
Hudson described the proposed project, indicating that the DRC had determined that *Secretary of the Interior's Standards 8, 9 and 10* are applicable. Hitzroth showed some photos of the building that were likely taken in the 1970s, showing an awning over the entire porch. Rich mentioned there was precedent for an inset stair in the existing porte-cochere located on the same elevation as the central porch. Kelly asked if the DRC had considered the massing of the awning as a potential concern, referencing *Standard 9*. DRC members agreed that massing had never been raised as an issue and they felt that the narrow dimensions of the awning were minimal when compared with the wide façade of the building. Rich also indicated that the shape of the awning clearly differentiated it from the old.

The Commission concurred with the DRC that the applicable standards are met. For *Standard 8*, there will be minimal ground disturbance, and only small concrete footings for the new steps and canopy posts. There is limited risk of discovery because

much of the ground in this area has been previously disturbed, but the owner has agreed to utilize the historic preservation program's archaeologist to monitor construction if they have no other archaeologists available at the time.

For *Standard 9*, no historic materials or features are impacted. The existing west porch is a modern expansion of the original to allow for the inclusion of an accessible ramp. Its design is similar to the original porch, but it is much larger. The new stairs will match a modern stair and railing located just south of the west porch, under the porte cochere. That stair and railing is compatible in materials, size, and design with other exterior stairs on the house, while still being clearly modern in the design of its top rail. The proposed awning is a modern design, and uses materials that are durable and minimalist so as not to compete with the heavier wood details on other porches. The posts will be the same material as the existing steel railings on the porch, though they are not original.

For *Standard 10*, there will be a removal of a portion of the deck flooring and skirting. Should the stairs and railing be removed in the future, additional structural supports and new flooring could easily be re-installed. The small concrete pads used to support the stairs and awning could easily be removed and the holes filled with topsoil. The awning will not be attached to the roof so no repairs would be needed at that location.

Hitzroth moved to approve the Type II COA to build new steps and install a canopy at the Clise Mansion as recommended by the DRC and to ratify the agreement between the DRC and the applicant with the conditions that photos of the completed project be submitted to commission staff and that archaeological monitoring take place during any excavation. The motion passed unanimously.

SPECIAL VALUATION: Moore House, Fall City

Scott summarized the Special Valuation application and said that staff recommends approval for the full amount of \$48,086.07. Koler said this is a significant property and the owner has worked hard for a number of years to complete its rehabilitation. Kelly asked how many special valuation projects get completed annually. Scott indicated very few, usually only about one every other year.

Rich moved that the Commission approve the application as recommended by staff and authorize the chair to sign an agreement with the applicant for the ten-year period of special valuation, with the following findings:

- the Moore House has been substantially rehabilitated within the two-year period preceding the date of application;
- the actual cost of the rehabilitation exceeds 25% of the assessed valuation prior to rehabilitation;
- the property is an historic property that falls within the class of properties determined eligible for special valuation;
- the rehabilitation work has not altered the property in any way that adversely affects those elements which qualify it as historically significant.

The motion passed unanimously.

NEW BUSINESS: Koler said that there is at least one commissioner whose schedule makes it difficult to attend Thursday meetings and asked if commissioners would consider changing the regular meeting day to Tuesday (the 4th Tuesday). The consensus was that it would work to change the day. Koler said she would adjust the calendar and that the next meeting will be January 22.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:35 for a farewell reception Rick Chouinard, Brian Rich, and Lauren McCroskey. Following that was a special presentation by Holly Taylor – *Granges of Washington State, Preserving the Vernacular*.